

040.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

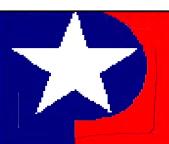
719,500 / 719,500

USE VALUE:

719,500 / 719,500

ASSESSED:

719,500 / 719,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
24		AMHERST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WILDE PARKE E	
Owner 2: HUBER SARAH C	
Owner 3:	
Street 1: 24 AMHERST STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DONAHUE JOHN J-SUSAN C -	
Owner 2: -	
Street 1: 24 AMHERST STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Aluminum Exterior and 1806 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4350		Sq. Ft.	Site		0	80.	1.27	1									440,401						440,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4350.000	275,900	3,200	440,400	719,500		27107
							GIS Ref
							GIS Ref
							Insp Date
							11/07/18

PREVIOUS ASSESSMENT								Parcel ID	040.0-0005-0005.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	275,900	3200	4,350.	440,400	719,500		Year end	12/23/2021	
2021	101	FV	267,600	3200	4,350.	440,400	711,200		Year End Roll	12/10/2020	
2020	101	FV	267,700	3200	4,350.	440,400	711,300	711,300	Year End Roll	12/18/2019	
2019	101	FV	213,500	3900	4,350.	467,900	685,300	685,300	Year End Roll	1/3/2019	
2018	101	FV	213,500	3900	4,350.	341,300	558,700	558,700	Year End Roll	12/20/2017	
2017	101	FV	213,500	3900	4,350.	297,300	514,700	514,700	Year End Roll	1/3/2017	
2016	101	FV	213,500	3900	4,350.	253,200	470,600	470,600	Year End	1/4/2016	
2015	101	FV	201,500	3900	4,350.	247,700	453,100	453,100	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
DONAHUE JOHN J-	40773-477		9/5/2003			425,000	No	No					
	15652-110		6/1/1984			113,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/7/2018		MEAS&NOTICE								HS		Hanne S											
1/6/2009		Meas/Inspect				294		PATRIOT															
2/25/2004		MLS				HC		Helen Chinal															
3/5/2000		Mailer Sent																					
2/29/2000		Measured				263		PATRIOT															
11/1/1981						CS																	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION

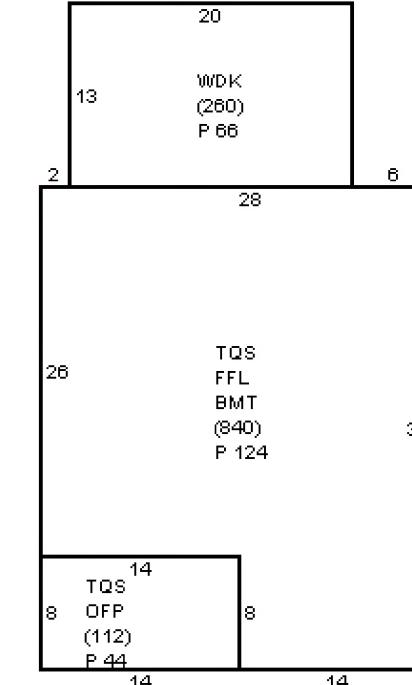
Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

BATH FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 3
	Baths: 1	HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	7	3	

RES BREAKDOWN

Basic \$ / SQ:	135.00
Size Adj.:	1.32567573
Const Adj.:	0.97563571
Adj \$ / SQ:	174.606
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399829
Depreciation:	123947
Depreciated Total:	275882
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	
Special Features:	0
Final Total:	275900
Val/Su Net:	99.75
Val/Su SzAd	177.54

PARCEL ID 040.0-0005-0005.0**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	FR	1924	24.47	T	50	101			3,200			3,200

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten								
BMT	Basement	840	62.600	52,581	BMT	100	RRM	30	A								
FFL	First Floor	840	174.610	146,669													
TQS	3/4 Story	714	174.610	124,669													
WDK	Deck	260	9.610	2,498													
OPF	Open Porch	112	30.470	3,413													
					Net Sketched Area:	2,766	Total:	329,830									
					Size Ad	1554	Gross Area	3004	FinArea	1806							

IMAGE
AssessPro Patriot Properties, Inc